

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD
HISTORIC PRESERVATION OFFICE



HPRB ACTIONS
April 27, 2023

The Historic Preservation Review Board met and considered the following items. Present for the meeting were: Marnique Heath, Chair; Andrew Aurbach, Matt Bell, Gretchen Pfahler and Carisa Stanley Beatty.

APRIL 27TH MEETING

AGENDA

SAINT ELIZABETHS HOSPITAL HISTORIC DISTRICT

1100 (1110) Oak Drive SE, HPA 23-287, concept/demolition of Buildings 115 and 116, construction of seven-story mixed-use building/complex.

The Board denied the concept, finding the proposed demolition of Buildings 115 and 116 to be inconsistent with the purposes of the preservation act. The Board agreed that the concept could proceed to the Mayor's Agent, if the applicant requests, after a raze application is reviewed. The Board characterized the architecture as beautiful, recognized the benefit of consolidating the greenspace, and praised the sustainability features, but it did not find the project compatible. The concern was that, while the complex would be laudable in isolation, it does not relate strongly enough to the character of the campus in scale, massing and the orientation of some elements. The Board did not take issue with the height but observed that the similarity of the architecture throughout makes the complex appear too much as one large building, rather than as somewhat differentiated—and possibly further separated—pavilions in green space, similar to the predominant historic campus pattern. Perhaps not all sections of the complex would have rounded ends. Consideration could be given to more compatible color and materials, as well as to better orienting to the campus the views and passage through the openings between sections of the complex. It was recommended that the base of the complex be more solid, partly to counteract its de-emphasis by recess, and to make it more similar to the historic architecture. Vote: 4-0 (Aurbach recused).

DOWNTOWN HISTORIC DISTRICT

509-517 H Street NW, HPA 23-176, revised concept/construct nine-story addition.

The Board found the revised concept to be compatible with the Downtown Historic District, encouraged the architects to continue studying the composition of the west elevation, and delegated final approval to staff. Vote: 5-0.

TAKOMA PARK HISTORIC DISTRICT

6901 Willow Street NW, HPA 23-178, concept/new construction.

The Board supported the general concept but found the design of the overhanging roof needed further refinement, such as through additional attention to craftsmanship and detailing, and asked that this aspect of the design return for further review when ready. Vote: 5-0.

ANACOSTIA HISTORIC DISTRICT

1605-07 Good Hope Road SE, HPA 22-445, revised concept/construction of four-story plus penthouse mixed use building.

The Board found the revised design to be generally compatible with the character of the Anacostia Historic District, but asked that the raised entrances on the "B" units be reevaluated to provide at-grade entrances, and that the projecting bays needed further detailing and development. Vote: 5-0.

2420 Martin Luther King Jr. Avenue SE, HPA 23-225, concept/construct four stories on one-story building and adjacent five-story building.

The Board approved the revised concept, with the conditions that the piers on the setback element above the historic building be eliminated and that the detailing and wall section of the four-story new construction element be developed to ensure that it has depth and shadow, and delegated final approval to staff. Vote: 5-0.

1223 Talbert Street SE, HPA 23-289, concept/new construction.

The Board found the general concept for new construction to be compatible with the Anacostia Historic District, but asked that additional study be done to reduce the form, size and material of the roof and dormers; it was suggested that alternative roof forms such as a gambrel or gable roof, or a lower-pitched roof should be studied. Additionally, the Board asked that the porch, windows, and trim also be further developed, and for the project to return for further review when ready. Vote: 5-0.

STRIVERS SECTION HISTORIC DISTRICT

1862 Florida Avenue NW, HPA 23-259, concept/third story addition.

The Board found the general concept for the addition to be compatible with the Strivers Section Historic District with the following requirements: 1) the addition should be clad in brick if the addition remains as designed; or the addition could be clad in a different material than brick if it is designed as a differentiated roof form; 2) the roof deck atop the third floor should be eliminated; 3) a window plan is developed in consultation with staff to improve the overall compatibility of the expanded building. Vote: 5-0.

SAINT ELIZABETHS HOSPITAL HISTORIC DISTRICT

1100 Alabama Avenue SE, HPA 23-291, permit/construct 250-foot-tall communications tower and associated structures.

The Board recommended approval of a permit, with the conditions that the old tower be demolished within six months of the construction of the new one and that staff work with the applicant on any landscaping at the site. Vote: 5-0.

CONSENT CALENDAR

The Consent Calendar was approved by a vote of 5-0.

CAPITOL HILL HISTORIC DISTRICT

647 G Street SE, HPA 23-096, concept/rear addition; cellar addition; areaway.

1236 Walter Street SE, HPA 23-253, concept/two story rear addition.

DUPONT CIRCLE HISTORIC DISTRICT

1743 S Street NW, HPA 23-214, concept/penthouse and rooftop deck. [approved contingent on a mock up being conducted of the revised

SHAW HISTORIC DISTRICT

~~1322 9th Street NW, HPA 23-221, concept/new construction of four-story building.~~ *[deferred to the May meeting]*

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